

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,394,800 / 1,394,800  
 USE VALUE: 1,394,800 / 1,394,800  
 ASSESSED: 1,394,800 / 1,394,800



**Patriot**  
Properties Inc.

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City  |
|-----|--------|------------------------|
| 196 |        | SANDY POND RD, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | SUSSMAN CRAIG       |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 196 SANDY POND RD   |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-2605 Type:    |

PREVIOUS OWNER

|           |                   |
|-----------|-------------------|
| Owner 1:  | SUSSMAN - CRAIG   |
| Owner 2:  | -                 |
| Street 1: | 196 SANDY POND RD |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773-2605        |

NARRATIVE DESCRIPTION

This parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily CLAPBOARD Exterior and 3516 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R-1  | Single Fam  | 100 | water   | A    | SEPTIC      |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  | 1    | PAVED       |
| t          |      |             |     | Gas:    | 4    | MEDIUM      |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type   | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 11.98      | 1.00 | R4    |            |           |        |   |        |   |        |   | 958,400         |           |   |           |        |      | 958,400   |       |
| 101      | ONE FAM     |          | 0.053       |                    | ACRES     | EXCESS ACRE |           | 0          | 35,000.    | 1.00 | R4    |            |           |        |   |        |   |        |   | 1,855           |           |   |           |        |      | 1,900     |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code   | Land Size | Building Value                        | Yard Items | Land Value      | Total Value |
|--|-----------|---------------------------------------|------------|-----------------|-------------|
| 101  | 1.890     | 431,900                               | 2,600      | 960,300         | 1,394,800   |
| Total Card 1.890 431,900 2,600 960,300 1,394,800   |           |                                       |            |                 |             |
| Total Parcel 1.890 431,900 2,600 960,300 1,394,800 |           |                                       |            |                 |             |
| Source: Market Adj Cost                            |           | Total Value per SQ unit /Card: 396.75 |            | /Parcel: 396.75 |             |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 408,300    | 2400      | 1.89      | 932,300    | 1,343,000   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 402,700    | 2400      | 1.89      | 913,600    | 1,318,700   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 399,900    | 2400      | 1.89      | 741,600    | 1,143,900   | 1,143,900     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 358,600    | 2700      | 1.89      | 686,400    | 1,047,700   | 1,047,700     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 353,100    | 2700      | 1.89      | 641,600    | 997,400     | 997,400       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 350,200    | 2700      | 1.89      | 665,600    | 1,018,500   | 1,018,500     | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 330,000    | 2700      | 1.89      | 648,000    | 980,700     | 980,700       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 330,000    | 2700      | 1.89      | 648,000    | 980,700     | 980,700       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes   |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|---|
| SUSSMAN,CRAIG   | 01566-96  |      | 12/15/2020 | FAMILY    |            | 1  | No  | No    | HENRI-ANN SUSSMAN RETAINS LIFE ESTATE 12/15/2 |
| SUSSMAN TR,HENR | 1566-91   |      | 12/7/2020  | FAMILY    | 456,250    | No | No  |       |   |
| SUSSMAN JOSEPH, | 1389-105  |      | 9/2/2010   | FAMILY    |            | 1  | No  | No    |   |
| DONALD C. CARRO | 825-166   |      | 9/28/1972  |           | 76,000     | No | No  |       |   |

BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment            |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/14/2015 | 6249   | ROOF     | 16,794 | C   | 2/29/2016  |          |          | Strip & re-roof ho |
| 6/9/2015   | 6105   | SHED     | 3,500  | C   |            |          |          | Install shed 140 s |
| 10/3/2014  | 5931   | RENOVATI | 25,000 | C   | 5/12/2015  |          |          | playroom remodel o |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 5/12/2015 | PERMIT VISIT | 618 | G BOURGAULT |
| 7/31/2008 | MEAS/EXT INS | 25  | D ERSKINE   |
| 9/29/2001 | M&L COMPLETE | 613 |             |
| 3/7/1996  | MEAS+INSPCTD | 606 |             |

Sign: VERIFICATION OF VISIT NOT DATA

